

102-R-93

A RESOLUTION

Calling for a Public Hearing to
Consider Designation of a Redevelopment Project
Area, Redevelopment Plan, and Redevelopment
Project for an Area in Downtown Evanston

WHEREAS, the City of Evanston is considering the designation of a redevelopment project area and the approval of a redevelopment plan and redevelopment project within the corporate limits of the City of Evanston, to be called the Church-Chicago Tax Increment Finance (TIF) District, pursuant to the "Real Property Tax Increment Allocation Redevelopment Act"; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5(a) of Chapter 24 of the Illinois Revised Statutes as amended, it is necessary that prior to the adoption of an ordinance proposing the designation of a redevelopment project area or approval of a redevelopment plan or redevelopment project, the municipality shall fix a time and place for public hearing; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5(b) of the Illinois Revised Statutes as amended, it is necessary that prior to the adoption of an ordinance proposing the designation of a redevelopment project area, the municipality shall convene a Joint Review Board ("Board") to consider the proposal; and

WHEREAS, it is the desire of the City Council of the City of Evanston to conduct such public hearing and to convene

said Board.

NOW, THEREFORE, BE IT RESOLVED BY the CITY COUNCIL of the CITY of EVANSTON, COOK COUNTY ILLINOIS:

SECTION 1: That pursuant to the provision of the "Real Property Tax Increment Allocation Redevelopment Act", the City Council hereby sets the date of December 13, 1993 at the hour of 8:00 P.M., at the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected tax districts regarding the proposed designation of a redevelopment project area, a redevelopment plan and a redevelopment project for the area legally described in Exhibit A, and that a copy of the proposed designation, redevelopment plan and redevelopment project shall be on file in the Office of the City Clerk and shall be available for public inspection during regular business hours beginning on October 26, 1993.

SECTION 2: That at the public hearing any interested person, taxpayer or affected taxing district may file with the City Clerk written comments and/or objections to and may be heard orally in respect to any issues embodied in the Notice of Public Hearing.

SECTION 3: That a Joint Review Board ("The Board") shall be established and shall first meet on November 9, 1993 at 9:00 A.M., at the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois. The Board shall review the public record, planning documents, and proposed ordinances regarding the

statutory eligibility criteria of the proposed redevelopment project area.

The Board is to make an advisory recommendation to the City within 30 days after the convening of the Board. A written report shall be issued by the Board. The failure of the Board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of establishing the redevelopment project area. In the event the Board does not file a report, it shall be presumed that these taxing bodies find the redevelopment project area to satisfy the eligibility criteria.

Pursuant to the provisions of the "Real Property Tax Increment Allocation Redevelopment Act" as amended, the Board shall consist of one representative from each of the following: Community College District #535; School District #202; School District #65; County of Cook; City of Evanston; and a public member. The public member and the Chairman of the Board shall be selected by a majority of other members of the Board.

SECTION 4: The City of Evanston's representative on the Board shall be the chairman of the Economic Development Committee or his designee.

SECTION 5: The Notice of Public Hearing shall be given by publication and mailing as required by law and shall be substantially in the form attached hereto and made a part of this resolution as Exhibit B.

SECTION 6: This Resolution shall be in full force and

effect following its passage and approval in the manner provided
by law.

Lorraine A. Norton
Mayor

ATTEST:

Kristen Davis
City Clerk

Adopted: October 25, 1993

ATTACHMENT A

LEGAL DESCRIPTION

A parcel of land in the South ½ of Section 18, Township 41 North, Range 14 East of Third Principal Meridian comprising Lot 1 and Lots 12 to 16, both inclusive in Block 19 in The Village of Evanston in Section 13, Township 41 North, Range 13 East of Third Principal Meridian and Sections 7, 18 and 19, Township 41 North, Range 13 East of Third Principal Meridian, the 20 feet Northerly and Southerly public alley lying Westerly of and adjoining the Westerly line of said lots, Chicago Avenue lying Easterly of adjoining the Easterly line said Lots and Church Street lying Northerly of the Northerly line, and the Northerly line extend Westerly 20 feet and the Northerly line extended Southeasterly to the Easterly line of said Lot 1 and more particularly described as follows: commencing at the point of intersection of the North line of Church Street and the East line extended Northerly of Chicago Avenue; thence Southwesterly along the said extended East line and the East line of Chicago Avenue to its intersection with the extension Southeasterly of the Southerly line of said Lot 12; thence Northwesterly along said extended line, the Southerly line of said Lot 12 and the said Southerly line extended Northwesterly to the Westerly line of aforesaid 20 feet Northerly and Southerly public alley; thence Northeasterly along said Westerly line and said Westerly line extended Northerly of said 20 feet Northerly and Southerly public alley to its intersection with the said north line of Church Street; thence Southeasterly along said North line and said North line extended Southeasterly of Church Street to the point of beginning, Cook County, Illinois.

EXHIBIT B

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on December 13, 1993 at 8:00 P.M. in the City Council Chambers of the Evanston Civic Center, 2100 Ridge Avenue, Evanston, Illinois, on a proposed Redevelopment Plan, a Redevelopment Project, and a Redevelopment Project Area for a tax increment financing program in Evanston, Illinois pursuant to the provisions of the "Real Property Tax Increment Allocation Redevelopment Act".

The proposed Redevelopment Project Area is approximately bounded by the following:

The southern boundary of the Washington National Headquarters Facility on the south, the western boundary of the north/south alley adjacent to the Washington National Insurance Facility on the west, Church Street on the north and Chicago Avenue on the east.

The proposed Redevelopment Plan provides for the City of Evanston to implement a set of actions to facilitate residential, retail and commercial redevelopment within this Redevelopment Project Area. The City of Evanston would realize the goals and objectives of the Redevelopment Plan through public finance techniques including but not limited to tax increment allocation financing. A draft of the proposed Redevelopment Plan is on file and is available for public inspection between the hours of 8:30 A.M. and 5:00 P.M. Monday through Friday in the Office of the City Clerk, 1st Floor, Evanston Civic Center.

Pursuant to the Tax Increment Allocation Financing Act (Ill. Rev. Stat. 11-74.4-1 et. seq. as amended) a Joint Review Board is being established to review findings of eligibility for tax increment financing for the proposed Redevelopment Project Area. Pursuant to this act this board shall consist of one representative from Community College District #535, School District #202, School District #65, County of Cook, City of Evanston and a public member. The public member and the chairman of the Board shall be selected by a majority of other board members.

Pursuant to this Act the first meeting of the Joint Review Board must be held within 14 days of this notice. The date of November 9, 1993 at 9:00 A.M. in Room 2403 of the Evanston Civic Center has been scheduled for the first meeting of this board. The Joint Review Board's recommendation on the proposed Redevelopment Project Area's eligibility for tax increment financing shall be advisory and non-binding and shall be adopted by a majority vote of the Review Board and submitted to the municipality within 30 days after first convening. Failure of the Review Board to submit its report on a timely basis shall not delay the Public Hearing nor shall it delay any other step in the process of establishing or amending the Redevelopment Project Area.

At the December 13, 1993 Public Hearing, all interested persons or affected taxing districts may file with the City Clerk written objections to and may be heard orally with respect to any issues regarding the designation of the Redevelopment Project Area and approval of the Redevelopment Project Plan. Written comments are invited and can be sent in advance of the hearing to the City Clerk, 2100 Ridge Avenue, Evanston, IL 60201. The Public Hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the hearing, fixing the time and place of the subsequent hearing.